

# ***Board of County Commissioners***

## ***Division of Planning & Development***

### **Planning Department**

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## **Development Review Committee Meeting** **February 2, 2004**

Members Present: Robbie Rogers-Director/Chairperson, Richard Helms-Development Coordinator/Vice-Chairperson, Becky Howard-Deputy Clerk, Skip Lukert-Building Official, Keith Hunter-Environmental Health, Barry Ginn-Ginn Engineering, Dan Hickey-Fire Services, Marie Keenum-911 Coordinator, Michael Springstead-Springstead Engineering, Terry Neal-Attorney, Charles Cilenti-Planner, Dale Parrett-Public Works and Alysia Akins-Secretary.

The meeting convened at 2:15 P.M.

Mr. Helms moved to approve the minutes of the January 26, 2004 meeting.

Mrs. Keenum seconded the motion and the motion carried.

### **Old Business:**

None

### **New Business:**

#### ***Gresco/Capstone Utility Supply, Inc. – Major Development - Engineering Review***

Sean Crowell, Riddle-Newman Engineering, Inc., was present and requesting engineering approval to construct an office, warehouse, storage buildings and improvements to CR 219. There were no engineering comments. The applicant has applied for all required agency permits. There are no permits required from Public Works. Florida Department of Transportation comments were discussed regarding the connection to CR 219. DOT permits are needed.

Mr. Helms moved to approve the engineering request, subject to all required agency permits being submitted. Mr. Parrett seconded the motion and the motion carried.

Mr. Crowell was granted permission to start construction on the Gresco property only, contingent upon the required improvements being made to CR 219.

***Black Gold Compost Facility (composting area only) – Major Development – Engineering Review***

Ted Wicks, Wicks Consulting Services, Inc., and Michael Lange, Black Gold, Inc., were present and requesting engineering approval for the composting area only. Engineering comments were discussed, including the flood elevation and basin analysis. Staff comments were discussed, including the provisions in the approved operating permit. All activity is prohibited within 100' of any property boundaries. Quarterly reports will be due after final engineering. The section, township and range should be included on the engineering plans. The amount of traffic allowed for this special use was calculated by increasing the current traffic flow by 5%. There were no truck weights included in that analysis. A field review on CR 237 was done by Springstead Engineering, which found the access road is structurally fit for the proposed traffic flow, which was proposed at 40 trips per day. The applicant would like to request 100 trips per day in the future, which will require further research by staff, and a possible amendment to the operating permit. Hours of operation are 7 AM until 7 PM. The engineering plans for the bagging plant will be submitted. Weight and width concerns regarding CR 237 were discussed.

Mr. Helms moved to approve the engineering request, subject to all comments being addressed on revised plans. Mr. Ginn seconded the motion and the motion carried.

Mr. Ginn excused himself at 2:45 PM.

***VOS: Richmond Villas – Major Development – Engineering Review***

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting engineering approval to develop a 79-unit subdivision. There were no engineering comments. All required agency permits are needed.

Mr. Springstead moved to approve the request for engineering review. Mr. Helms seconded the motion and the motion carried.

***VOS: Canal Street Village Recreation Center – Major Development – Preliminary Review***

Lori Webb-Paris, Miller Sellen Conner and Walsh, was present and requesting preliminary approval to construct a recreation center. Staff comments were discussed. Light poles need to be located on the plans. Setbacks need to be revised. The flood zone, handicapped ramp and dumpster details were discussed. The on-site sign details are included in the notes. The proposed dumpster location will be looked into regarding a possible safety hazard.

Mr. Helms moved to approve the request for preliminary review, subject to all comments being addressed on the engineering plans. Mrs. Keenum seconded the motion and the motion carried.

***SunTrust Bank @ The Villages Financial Center – Major Development – Preliminary and Engineering Review***

Jeff Head, Farner Barley and Associates, Inc., was present and requesting preliminary and engineering approval to construct a banking facility. Staff comments were discussed. The deed for the project property is needed. The zoning needs to be corrected on the plans and setbacks need to be added. Parking space widths were discussed. A decorative screen wall is shown on the plans. An access agreement and sign proposals were discussed. Dumpster pad enclosure details are needed. The engineering seal was illegible on the plans. The section, township and range need to be added to the plans. The Preston Drive intersection may need a right turn only sign. The Engineer recommended relocating the entrance to the south of the property, and facility, in order to create a two-way lane. Engineering comments were discussed, including the storm pipe specifications. A detail sheet needs to be added to the plans. All regulatory agency permits are required.

Mr. Helms moved to approve the preliminary and engineering plans, subject to all comments being addressed on revised plans. Mr. Springstead seconded the motion and the motion carried.

***VOS: Bailey Ridge Villas – Final Plat Review***

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 57-lot/5-tract subdivision. Staff comments were discussed, including the mortgage on the title certificate still being in the name of O'Dell. An updated title certificate will address that matter. Attorney Neal recommended submitting updated title work with the plat submittals. Surveyor comments were discussed, including the tract dedication.

Mr. Helms moved to approve the final plat submittal, subject to all comments being addressed on the Mylar. Mr. Springstead seconded the motion and the motion carried.

***VOS: Unit 90 – Final Plat Review***

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 94-lot/11-tract subdivision. Staff comments were discussed. Boundary surveys for the three final plats on the agenda were submitted. The current title work for this plat is needed also. Surveyor comments were discussed.

Mr. Helms moved to approve the final plat submittal, subject to all comments being addressed on the Mylar. Mrs. Keenum seconded the motion and the motion carried.

***VOS: Unit 95 – Final Plat Review***

Bill Bowsky, Farner Barley and Associates, Inc., was present and requesting final plat approval to develop a 179-lot/3-tract subdivision. Staff comments were discussed. An updated title certificate is needed. Surveyor and clerk comments were discussed.

Mr. Helms moved to approve the final plat submittal, subject to all comments being addressed on the Mylar. Mr. Springstead seconded the motion and the motion carried.

**Q&A/Public Forum**

None

The next meeting is scheduled for February 9, 2004.

Mrs. Keenum moved to adjourn. Mr. Helms seconded the motion and the motion carried. The meeting adjourned at 3:20 P.M.